

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 3509 - 107 Beatty's Road, Fraser Rise, 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 530,900

or range between

&

Median sale price

Median price \$ 409,900

Property type Vacant Land

Suburb Fraser Rise

Period - From 31/07/2022

to

1/09/2022

Source Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--|------------|--------------|
| 1 Lot 1148 - Memory Road, Deanside, 3336 | \$ 547,000 | 17/08/2022 |
| 2 Lot 1147 - Memory Road, Deanside, 3336 | \$ 547,000 | 24/07/2022 |
| 3 Lot 1146 - Memory Road, Deanside, 3336 | \$ 547,000 | 23/07/2022 |

This Statement of Information was prepared on:

26 Oct 2022